GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Turangi GP - Change of land use from High School use zone to Residential use in R.S.Nos.111 (P), 112/1P, 2P, 3P of Turangi (V) & GP, Kakinada (R) Mandal to an extent of Ac.2.31 cents as applied by Sri G.V. Atchutaramayya – Draft Variation – Confirmation Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 286 **Dated: 04-11-2016**

Read the following:-

Ref: 1) From the DTCP, AP, Guntur, Lr.Roc.No.6217/2015/R1, dated:08.02.2016.
2) Govt. Memo No.165247/H1/2016, dated:28.05.2016.
3) From the DTCP, AP, Guntur, Lr.Roc.No.6217/2015/R1, dated:01.08.2016.
4) Government Memo No.11411/I2/2011, MA & UD (I2) Department, Dated:30.06.2012.
5) Govt. Memo No.165247/H1/2016, MA&UD (H1) Department, dated:09.08.2016.
6) Andhra Pradesh Gazette No.644, Part-I, dated:16.08.2016.
7) From the DTCP, AP, Guntur, Lr.Roc.No.6217/2015/R1, dated:23.09.2016.

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ORDER:

The draft variation to the land envisaged in Kakinada General Town Planning Scheme, issued in reference 5th read above, was published in Extraordinary Andhra Pradesh Gazette No.644, Part-I, Dt:16.08.2016. The Director of Town & Country Planning, Andhra Pradesh, Guntur in the reference 9th read above has informed that the Panchayat Secretary, Turangi Gram Panchayat has published the draft variation notification in two Daily News papers i.e., one in Indian Express in English version and one in Praja Sakthi in Telugu version. On publication of notification, no suggestions / objections received from the public within the stipulated time and also informed that the applicant has paid an amount of Rs.37,395/- +Rs.37,395/- towards development / conversion charges/CLU Fee. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Hyderabad.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.
The Panchayath Secretary, TurangiGram Panchayat,
Kakinada Rural Mandal, E.G. District.

Copy to:
The individual through the Panchayath Secretary, Turangi Gram Panchayat,
Kakinada Rural Mandal, E.G. District.
The District Collector, East Godavari District, Kakinada.
SF/SC.

// FORWARDED : BY ORDER //

SECTION OFFICER

P.T.O.,

APPENDIX
NOTIFICATION

The following variation to the Kakinada General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.389 MA., dated:10.09.1975, proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.111 (P), 112/1P, 2P, 3P to an extent of Ac.2.31 cents of Turangi Gram Panchayat, Kakinada (R) Mandal, E.G. District, the boundaries of which are as shown in the schedule hereunder and which is earmarked for High School land use in the General Town Planning Scheme (Master Plan) of Kakinada sanctioned in G.O.Ms.No.389, MA Dt:10.09.1975 is designated for Residential use by variation of change of land use basing on the Panchayat Resolution No:7, dated:17.07.2015 as marked as "A to K" in the revised part proposed land use map bearing G.T.P. Map No.25/2016/R available in the Panchayat Office Turangi Gram Panchayat, **subject to the following conditions that;**

1. The Panchayat Secretary, Turangi Gram Panchayat shall take over the road affected area under road widening and site affected under Master Plan roads passing through the applicant site (Ac.7.26 cents) to a total extent of Ac.0.57 cents from the applicant before release of plans.
2. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity in the site under reference.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 46'-0'' wide Road to be widened to 60'-0'' as per Master Plan.
East	:	Partly Vacant & East Godavari Khadi & Rural Development.
South	:	Proposed 40'-0'' wide Master Plan Road.
West	:	Built up area.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER